

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Gary J. Nagle, Attorney at Law

GARY J. NAGLE, Attorney at Law

14255 U.S. HIGHWAY ONE, SUITE 203

JUNO BEACH, FLORIDA 33408

Our File No.: **RC-15059**

Property Appraisers Parcel Identification (Folio) Number:

Florida Documentary Stamps in the amount of **\$286.30** have been paid hereon.

Inst: 202012018844 Date: 11/09/2020 Time: 10:02AM

Page 1 of 2 B: 1423 P: 1793, James M Swisher Jr, Clerk of Court

Columbia, County, By: BR

Deputy ClerkDoc Stamp-Deed: 286.30

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **30th** day of **October, 2020** by **Geraldine A. Genco f/k/a Geraldine G. Hartman, a married woman**, whose post office address is **11971 SE Birkdale Run, Tequesta , FL 33469** herein called the Grantor, to **Oliver Porter Metcalf, JR. and Sonia Sue Metcalf, Husband and wife** whose post office address is **730 Mulberry Ave , Celebration, FL 34747**, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in COLUMBIA County, State of Florida, viz.:

Lot 1, Fairfield Woods, according to the plat thereof, recorded in Plat Book 4, Page(s) 110, of the Public Records of Columbia County, Florida.

Subject property is vacant land and is not homestead property.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Continued on next page.....

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

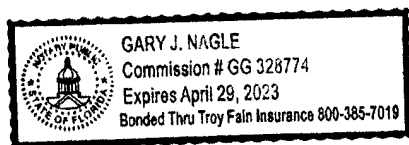
Signed, sealed and delivered in the presence of:

[Signature]
State of Florida GARY J. NAGLE
County of _____
[Signature]
Ioma Andris

[Signature]

The foregoing instrument was acknowledged before me this 30 day of October, 2020 by Geraldine A. Genco, f/k/a Geraldine G. Hartman who is personally known to me or has produced _____ as identification and who ☐ did ☐ did not take an oath.

SEAL



[Signature]
Notary Public
GARY J. NAGLE
Printed Notary Name

My commission expires: